

Somme Close, Wymondham - NR18 0YW

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Somme Close

Wymondham, NR18 0YW

NO CHAIN. Offered with a large floor space reaching some 1000 Sq. Ft (stms) this DETACHED BUNGALOW is offered in fantastic decorative condition with a TUCKED AWAY setting adding PRIVACY too. The main living space is FREE FLOWING in its design featuring a BAY FRONTED SITTING ROOM backing onto a 23' OPEN PLAN kitchen/dining room with BREAKFAST BAR SEATING and multiple INTEGRATED APPLIANCES leading to a CONSERVATORY. The property offers a total of THREE BEDROOMS all having use of the FAMILY BATHROOM and the main having an EN-SUITE SHOWER ROOM. The rear garden is FULLY ENCLOSED and offered in an attractive yet LOW MAINTENANCE condition with direct access to the DRIVEWAY and GARAGE to the side of the home.

Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: B

- No Chain
- Detached Bungalow
- Over 1000 Sq. Ft Of Living Space (stms)
- 23' Open Plan Dining Room/Kitchen
- Modern Kitchen With Integrated Appliances
- Three Bedrooms
- Family Bathroom & En-Suite
- Driveway & Garage With Private Garden

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

SETTING THE SCENE
Set down a private section off the road, the bungalow is tucked around the corner with privacy giving hedges sat on the adjacent side of public footpath and shingled driveway leading you towards the property with low maintenance frontage and colourful planting borders to the front plus access to parking in front of the garage.



THE GRAND TOUR

Stepping inside you are first met with a generously sized entrance hallway, complete with wood effect flooring similar to the most off the property, where two large storage cupboards initially meet you as you enter. Turning to your left you are met with the well proportioned sitting room measuring some 17’ in length, with the box bay fronted window at the front of the home flooding it with natural light and the tall slimline modern radiator and wooden panelled French doors taking you directly to the kitchen/dining room. This open floor space is conducive to a choice of layouts of soft furnishings, with free flowing access into the dining room section at the rear of the home to create a more open plan feel if desired. The kitchen comes at the rear of the home as well, in an open plan style, with square edge work surfaces set around a mixture of wall and base mounted storage units extending out to create breakfast bar seating, perfect for family living. An array of integrated appliances can be found including induction hob with extraction above, eye level oven, integrated fridge/freezer, dishwasher and inset sink. Turning to the right of the hallway and all three bedrooms within the property can be found as well as the modern three piece family bathroom suite, immaculately decorated featuring a shower head and glass screen over the bath with tall heated towel rail to the side. The two smaller bedrooms come towards the front of the home, the smallest making the ideal study, nursery or single bedroom featuring a low level radiator below the window. The slightly larger room sitting adjacent currently features two built in wardrobes and has floor space suited to a double bed plus additional soft furnishings. The largest of the bedrooms sits at the very rear of the home with views into the garden, also benefiting from built in wardrobes. This space could easily accommodate a double bed plus additional storage solutions and benefits from the use of a modern en-suite shower room complete with heated towel rail, frosted glass window and shower cubicle.

FIND US

Postcode : NR18 0YW

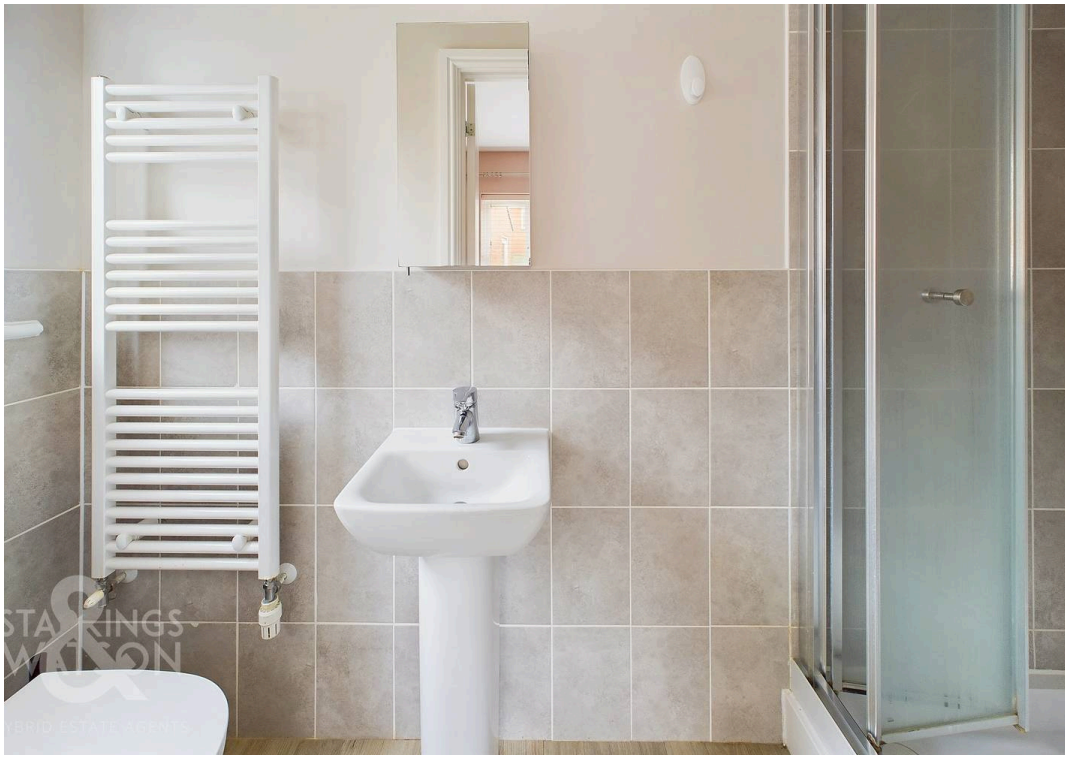
What3Words : ///steady.offline.subsets

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











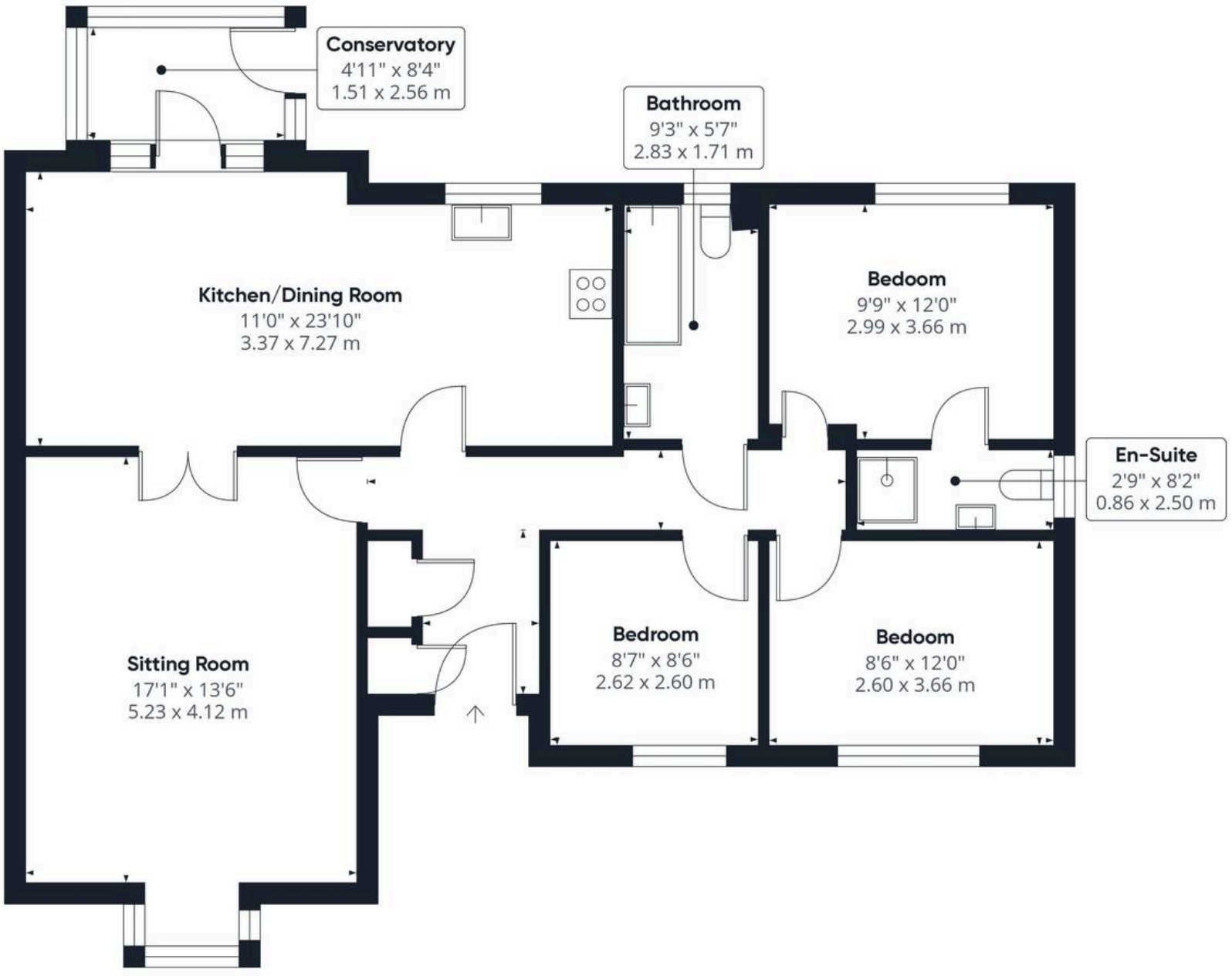






THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides and the rear with timber fencing and features a tree lined backing for vibrancy and privacy. The exit comes via a small conservatory completely fitted with all uPVC double glazed surround. Hard standing for a summer house can be found just beyond this with planting border at the very rear of the garden and low maintenance artificial lawn sat in the middle. A swinging timber gate allows access directly towards the garage and tandem driveway.



STARKINGS & WATSON

HYBRID ESTATE AGENTS

Approximate total area(1)

1008.25 ft²

93.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.